First Security Bank

Idaho Construction Report

Volume 37, Number 6

Dr. Kelly K. Matthews—Economist

June 1990

New construction in Idaho during June remained at a high activity level, led by a surge in alterations and repair spending. For the month, alterations and repair valuation topped $25 million, a gain of 61 percent, helping push the six-month cumulative increase to 32 percent. In March 1990, alterations and repairs reached $32 million, while in July 1989, the total also exceeded $25 million. During the 1990 January - June period, 51 percent of the statewide spending for alterations and repair construction occurred in Boise City.

For the first six months of 1990, Idaho's residential construction rose a remarkable 44.5 percent. A year ago at the end of June, residential valuation was running 30 percent higher than the corresponding 1988 period. Both single-family and multi-family are contributing to the gains. For example, in June, 48 multi-family dwelling units were permitted in Sandpoint, along with 8 multi-family dwelling units, respectively, in Ketchum and Idaho Falls.

The stark contrast between Idaho's residential construction activity and the national average was extraordinary. Nationally, new housing starts in June dropped for the fifth consecutive month to the lowest level since October 1982. Part of the reason reflects underlying economic strength. For example, in first quarter 1990, new job growth in Idaho was the second highest in the nation, while the state's personal income growth was fifth from the top.

Shown below are the number of single-family dwelling units issued in various Idaho counties during the January - June period in 1990 and 1989.

	1990	1989	% Change
Kootenai Co. Area	175	116	51
Ada Co. Area	831	645	29
Blaine Co. Area	174	115	51
Twin Falls Co. Area	68	20	240
Bonneville Co. Area	214	106	102
Bannock Co. Area	66	53	25

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in June was $87,106,816, or 6.0 percent above June 1989. *NEW RESIDENTIAL CONSTRUCTION* for 511 new dwelling units totaled $39,669,375, an increase of 8.7 percent in number and an increase of 26.4 percent in value compared with a year ago. Included in the total residential permits were 362 single-family, 77 multi-family and 72 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $22,367,166 was down 36.5 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $25,070,275 were up 60.7 percent.

Building Permit Construction Summary

	June	% Chg	Six Months	% Chg
Total New Dwelling Units	511	+ 8.7	2,776	+ 43.7
Single-Family	362	+ 32.1	1,901	+ 44.7
Multi-Family	77	- 34.7	495	+ 76.8
Mobile Homes	72	- 7.7	380	+ 12.4
Total Residential Value	$ 39,669,375	+ 26.4	$ 197,338,358	+ 44.5
Single-Family	33,836,289	+ 43.3	170,973,286	+ 43.0
Multi-Family	5,246,237	- 27.0	23,635,647	+ 70.4
Mobile Homes	586,849	+ 0.7	2,709,425	- 14.8
Nonresidential Value	22,367,166	- 36.5	86,963,211	+ 0.9
Alterations & Repair Value	25,070,275	+ 60.7	105,096,586	+ 31.6
TOTAL CONSTRUCTION VALUE	$ 87,106,816	+ 6.0	$ 389,398,155	+ 28.6

IDAHO CONSTRUCTION REPORT

JUNE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	2	$75,000	$0	$4,000	$79,000
Coeur d'Alene	17	61	1,142,096	1,691,000	1,341,380	4,174,476
Kootenai County Un	37	113	2,119,190	424,357	555,438	3,098,985
Craigmont	0	1	0	0	1,000	1,000
Grangeville	0	13	0	15,000	44,775	59,775
Lewiston	5	79	280,208	0	762,864	1,043,072
Nez Perce County Un	3	13	141,426	66,747	321,398	529,571
Moscow	3	34	327,668	0	5,511,292	5,838,960
Latah County Un	3	17	80,000	36,000	209,317	325,317
Orofino	0	41	0	0	178,472	178,472
Osburn	1	7	0	0	29,922	29,922
Sandpoint	55	18	1,595,229	0	95,957	1,691,186
St. Maries	0	13	0	250,000	39,414	289,414
Benewah County Un			REPORT NOT	RECEIVED		0
TOTAL NORTHERN	125	412	$5,760,817	$2,483,104	$9,095,229	$17,339,150
Boise City	114	1,429	$9,102,944	$5,439,450	$7,613,505	$22,155,899
Meridian	17	42	981,347	842,236	678,324	2,501,907
Ada County Un	53	118	3,643,780	932,324	507,186	5,083,290
Caldwell	1	14	71,792	133,600	95,550	300,942
Canyon County Un	20	35	1,187,831	243,274	42,548	1,473,653
Nampa	10	48	586,817	212,134	237,371	1,036,322
Emmett	0	11	0	0	56,333	56,333
Gooding	0	3	0	157,000	44,071	201,071
Hailey	9	16	865,740	318,280	3,700	1,187,720
Ketchum	13	22	5,669,000	1,013,000	487,358	7,169,358
Sun Valley	8	31	2,430,000	47,000	554,500	3,031,500
Blaine County Un	14	22	2,199,000	0	484,500	2,683,500
Jerome	2	10	14,000	0	26,340	40,340
Mountain Home	0	11	0	28,000	30,692	58,692
Payette	2	6	30,000	15,000	8,000	53,000
Shoshone			NO PERMITS	ISSUED		0
Twin Falls City	11	49	914,737	693,512	2,287,137	3,895,386
Twin Falls County Un	7	14	388,574	61,155	112,301	562,030
Weiser	0	8	0	0	124,692	124,692
TOTAL SOUTHWESTERN	281	1,889	$28,085,562	$10,135,965	$13,394,108	$51,615,635
Blackfoot	0	8	$0	$88,000	$222,611	$310,611
Bingham County Un	9	25	174,000	5,662,000	123,406	5,959,406
Idaho Falls	36	117	2,615,990	532,947	542,344	3,691,281
Ammon	1	2	70,000	0	1,600	71,600
Bonneville County Un	15	38	858,555	109,010	95,030	1,062,595
Rexburg	1	6	65,000	95,000	70,500	230,500
Rigby	1	4	88,000	250,000	800	338,800
Jefferson County Un	13	36	588,197	62,000	169,200	819,397
Salmon	0	6	0	0	25,649	25,649
Lemhi County Un	4	15	25,200	0	64,750	89,950
St. Anthony	0	2	0	0	5,800	5,800
TOTAL EASTERN	80	259	$4,484,942	$6,798,957	$1,321,690	$12,605,589
American Falls	0	4	$0	$6,000	$25,000	$31,000
Power County Un	0	5	0	321,500	3,600	325,100
Burley	2	8	188,660	0	18,000	206,660
Chubbuck	3	6	180,002	32,000	2,000	214,002
Montpelier	0	6	0	0	6,327	6,327
Pocatello	8	49	617,727	1,680,210	1,109,701	3,407,638
Bannock County Un	2	4	88,881	100,000	9,955	198,836
Preston	0	3	0	675,586	0	675,586
Franklin County Un			NO PERMITS	ISSUED		0
Rupert	0	10	0	100,800	39,115	139,915
Minidoka County Un	9	16	179,284	31,584	21,400	232,268
Soda Springs	1	3	83,500	1,460	24,150	109,110
TOTAL SOUTHEASTERN	25	114	$1,338,054	$2,940,140	$1,259,248	$5,546,442
TOTAL 56 LOCATIONS	511	2,674	$39,669,375	$22,367,166	$25,070,275	$87,106,816

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT

SIX MONTHS CUMULATIVE 1990

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	2	11	$133,000	$0	$56,500	$189,500
Coeur d'Alene	66	271	4,628,549	6,311,894	2,764,038	13,704,481
Kootenai County Un	164	386	9,434,771	2,927,787	1,573,405	13,935,963
Craigmont	0	6	0	500	11,155	11,655
Grangeville	33	42	1,298,738	42,879	136,828	1,478,445
Lewiston	33	542	2,432,925	1,462,778	2,585,610	6,481,313
Nez Perce County Un	10	68	616,836	2,677,874	804,511	4,099,221
Moscow	19	171	1,689,215	1,200	6,587,155	8,277,570
Latah County Un	19	81	587,161	74,000	821,688	1,482,849
Orofino	2	84	101,000	35,000	316,761	452,761
Osburn	3	22	0	46,272	65,087	111,359
Sandpoint	69	70	2,129,925	5,500,000	314,434	7,944,359
St. Maries	2	85	83,878	336,191	369,958	790,027
Benewah County Un	0	8	0	6,030	66,100	72,130
TOTAL NORTHERN	422	1,847	$23,135,998	$19,422,405	$16,473,230	$59,031,633
Boise City	779	7,235	$52,140,896	$25,162,199	$53,878,265	$131,181,360
Meridian	121	223	7,766,353	1,555,186	1,336,264	10,657,803
Ada County Un	229	566	17,163,663	4,051,742	2,319,656	23,535,061
Caldwell	56	82	1,492,214	893,422	638,292	3,023,928
Canyon County Un	160	261	9,010,671	2,170,599	781,510	11,962,780
Nampa	73	276	4,203,189	2,130,355	1,622,319	7,955,863
Emmett	5	116	298,891	0	569,216	868,107
Gooding	0	10	0	172,300	123,727	296,027
Hailey	87	98	6,372,980	1,094,085	334,805	7,801,870
Ketchum	47	88	13,464,704	3,509,000	1,883,158	18,856,862
Sun Valley	39	92	11,230,000	47,000	1,646,500	12,923,500
Blaine County Un	70	106	12,912,491	0	2,032,800	14,945,291
Jerome	6	34	26,000	0	66,922	92,922
Mountain Home	17	90	787,784	40,000	462,156	1,289,940
Payette	6	17	102,000	19,300	686,849	808,149
Shoshone	0	5	0	6,700	104,000	110,700
Twin Falls City	56	220	4,402,383	1,872,928	4,789,897	11,065,208
Twin Falls County Un	56	51	1,292,089	114,979	250,833	1,657,901
Weiser	3	45	63,000	47,000	262,597	372,597
TOTAL SOUTHWESTERN	1,810	9,615	$142,729,308	$42,886,795	$73,789,766	$259,405,869
Blackfoot	1	33	$114,000	$320,200	$319,589	$753,789
Bingham County Un	52	103	2,028,350	6,424,600	957,021	9,409,971
Idaho Falls	197	468	14,552,140	4,678,143	3,294,179	22,524,462
Ammon	4	15	369,613	0	44,920	414,533
Bonneville County Un	81	176	4,098,501	1,558,025	552,120	6,208,646
Rexburg	5	25	275,200	820,000	185,740	1,280,940
Rigby	2	10	158,000	250,750	8,700	417,450
Jefferson County Un	55	134	2,111,320	4,075,950	1,105,600	7,292,870
Salmon	6	35	98,800	21,500	172,749	293,049
Lemhi County Un	23	58	998,890	19,500	176,175	1,194,565
St. Anthony	1	7	10,000	0	20,100	30,100
TOTAL EASTERN	427	1,064	$24,814,814	$18,168,668	$6,836,893	$49,820,375
American Falls	3	26	$181,000	$20,000	$858,480	$1,059,480
Power County Un	3	21	68,800	720,700	17,500	807,000
Burley	6	26	507,660	224,000	68,600	800,260
Chubbuck	8	22	443,002	32,000	208,680	683,682
Montpelier	0	25	0	23,500	14,452	37,952
Pocatello	50	242	3,612,127	1,789,210	5,634,685	11,036,022
Bannock County Un	10	34	639,117	143,000	348,669	1,130,786
Preston	1	10	110,000	1,366,540	24,000	1,500,540
Franklin County Un	4	5	190,000	0	10,000	200,000
Rupert	4	44	82,380	493,523	336,908	912,811
Minidoka County Un	24	70	586,652	1,641,410	423,868	2,651,930
Soda Springs	4	21	237,500	31,460	50,855	319,815
TOTAL SOUTHEASTERN	117	546	$6,658,238	$6,485,343	$7,996,697	$21,140,278
TOTAL 58 LOCATIONS	2,776	13,072	$197,338,358	$86,963,211	$105,096,586	$389,398,155

*Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — JUNE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	20	2	$676,876	$0	$0	$676,876
Coeur d'Alene	6	48	480,500	1,415,000	379,133	2,274,633
Kootenai County Un	45	112	1,803,344	783,270	163,434	2,750,048
Craigmont	0	2	0	3,500	8,350	11,850
Grangeville	0	10	0	0	122,141	122,141
Lewiston	5	118	275,174	45,000	664,305	984,479
Nez Perce Co Un	0	9	0	1,410,722	31,214	1,441,936
Moscow	0	25	0	0	281,077	281,077
Latah County Un	7	20	216,239	347,540	58,100	621,879
Orofino	1	15	25,000	0	57,299	82,299
Osburn			NO PERMITS ISSUED			0
Sandpoint	2	7	2,000	0	37,000	39,000
St. Maries	0	7	0	117,489	21,402	138,891
Benewah County Un	6	16	251,200	115,000	25,900	392,100
TOTAL NORTHERN	92	391	$3,730,333	$4,237,521	$1,849,355	$9,817,209
Boise City	122	1,086	$8,651,516	$18,048,973	$7,515,386	$34,215,875
Meridian	13	34	826,028	476,688	259,412	1,562,128
Ada County Un	41	80	2,443,971	45,590	979,970	3,469,531
Caldwell	1	12	87,000	153,810	122,902	363,712
Canyon County Un	32	52	1,152,187	26,850	263,136	1,442,173
Nampa	10	39	557,847	3,812,406	148,421	4,518,674
Emmett	1	10	45,000	0	16,380	61,380
Gooding	0	2	0	0	17,400	17,400
Hailey	3	11	263,440	2,253,800	33,700	2,550,940
Ketchum	12	23	1,368,960	513,500	554,700	2,437,160
Sun Valley	8	23	2,665,000	0	197,500	2,862,500
Blaine County Un	15	20	3,577,000	0	390,000	3,967,000
Jerome	1	11	9,000	350,000	31,428	390,428
Mountain Home	2	13	174,466	0	29,014	203,480
Payette	0	2	0	0	10,000	10,000
Shoshone	0	1	0	0	500	500
Twin Falls City	6	44	651,785	1,112,472	649,483	2,413,740
Twin Falls Co Un	2	8	75,765	4,000	114,247	194,012
Weiser	0	11	0	150,000	39,400	189,400
TOTAL SOUTHWESTERN	269	1,482	$22,548,965	$26,948,089	$11,372,979	$60,870,033
Blackfoot	1	14	$0	$7,131	$623,600	$630,731
Bingham County Un	13	20	400,900	245,000	60,000	705,900
Idaho Falls	27	66	2,008,274	974,671	663,496	3,646,441
Ammon	1	6	66,902	88,877	15,150	170,929
Bonneville Co Un	17	28	725,500	9,700	90,400	825,600
Rexburg	0	5	0	1,180,000	22,000	1,202,000
Rigby	24	5	687,000	9,500	7,700	704,200
Jefferson Co Un	7	25	111,988	359,981	49,760	521,729
Salmon	0	6	0	0	44,000	44,000
Lemhi County Un	1	7	5,000	12,000	20,300	37,300
St. Anthony	0	1	0	2,200	0	2,200
TOTAL EASTERN	91	183	$4,005,564	$2,889,060	$1,596,406	$8,491,030
American Falls	0	9	$0	$8,000	$12,800	$20,800
Power County Un	0	5	0	533,000	5,000	538,000
Burley	0	7	0	27,700	83,500	111,200
Chubbuck	2	7	142,129	0	26,200	168,329
Montpelier	0	2	0	0	2,100	2,100
Pocatello	6	41	392,000	0	526,354	918,354
Bannock County Un	5	8	465,353	0	3,750	469,103
Preston	0	3	0	181,000	29,500	210,500
Franklin County Un			NO PERMITS ISSUED			0
Rupert	1	15	49,410	1,200	62,100	112,710
Minidoka County Un	3	11	44,948	390,428	15,440	450,816
Soda Springs	0	9	0	0	12,275	12,275
TOTAL SOUTHEASTERN	18	117	$1,093,840	$1,141,328	$779,019	$3,014,187
TOTAL 56 LOCATIONS	470	2,173	$31,378,702	$35,215,998	$15,597,759	$82,192,459

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS SIX MONTHS CUMULATIVE 1989

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	20	11	$676,876	$0	$19,360	$696,236
Coeur d'Alene	48	238	3,851,391	3,882,798	2,346,310	10,080,499
Kootenai County Un	134	406	5,465,606	2,064,215	1,961,782	9,491,603
Craigmont	0	4	0	9,300	15,850	25,150
Grangeville	0	38	0	144,755	228,401	373,156
Lewiston	37	540	2,393,335	2,922,494	2,876,809	8,192,638
Nez Perce Co Un	11	55	517,841	1,410,722	932,270	2,860,833
Moscow	4	105	293,000	353,000	617,318	1,263,318
Latah County Un	18	57	568,875	400,823	164,465	1,134,163
Orofino	2	52	49,000	0	132,094	181,094
Osburn	0	13	0	14,613	45,868	60,481
Sandpoint	60	42	1,489,600	230,000	173,084	1,892,684
St. Maries	1	40	6,000	117,489	243,559	367,048
Benewah County Un	21	57	675,035	764,645	121,549	1,561,229
TOTAL NORTHERN	356	1,658	$15,986,559	$12,314,854	$9,878,719	$38,180,132
Boise City	503	5,686	$36,269,052	$34,582,894	$39,016,802	$109,868,748
Meridian	75	154	4,355,419	2,270,288	675,790	7,301,497
Ada County Un	227	493	14,392,341	2,750,089	2,869,260	20,011,690
Caldwell	19	85	861,925	366,810	426,989	1,655,724
Canyon County Un	114	198	4,618,238	2,141,018	3,930,132	10,689,388
Nampa	44	211	2,431,067	7,197,988	1,527,871	11,156,926
Emmett	4	110	240,125	42,000	407,153	689,278
Gooding	0	9	0	19,630	36,800	56,430
Hailey	13	48	1,311,950	2,792,910	165,650	4,270,510
Ketchum	38	95	8,464,645	4,140,660	2,661,562	15,266,867
Sun Valley	20	100	8,480,000	0	1,379,850	9,859,850
Blaine County Un	65	97	16,563,500	0	1,408,362	17,971,862
Jerome	4	42	117,772	350,000	117,014	584,786
Mountain Home	20	96	1,170,769	408,929	706,303	2,286,001
Payette	2	13	50,000	10,500	45,100	105,600
Shoshone	0	8	0	0	8,000	8,000
Twin Falls City	20	156	1,817,268	4,443,840	2,223,544	8,484,652
Twin Falls Co Un	16	41	572,597	266,000	292,530	1,131,127
Weiser	5	49	94,000	519,729	178,803	792,532
TOTAL SOUTHWESTERN	1,189	7,691	$101,810,668	$62,303,285	$58,077,515	$222,191,468
Blackfoot	6	36	$206,000	$704,801	$681,100	$1,591,901
Bingham County Un	46	77	1,560,300	870,000	192,000	2,622,300
Idaho Falls	102	294	7,292,799	3,532,041	2,981,472	13,806,312
Ammon	6	26	450,564	116,420	130,916	697,900
Bonneville Co Un	66	141	2,624,978	530,275	940,600	4,095,853
Rexburg	8	25	507,500	1,580,000	193,500	2,281,000
Rigby	25	18	691,000	9,500	68,550	769,050
Jefferson Co Un	34	121	834,658	897,990	207,145	1,939,793
Salmon	1	19	76,000	0	74,700	150,700
Lemhi County Un	9	33	357,700	17,000	101,733	476,433
St. Anthony	1	13	8,000	8,700	32,300	49,000
TOTAL EASTERN	304	803	$14,609,499	$8,266,727	$5,604,016	$28,480,242
American Falls	5	31	$87,600	$309,500	$23,200	$420,300
Power County Un	0	16	0	640,500	15,000	655,500
Burley	0	15	0	210,700	167,000	377,700
Chubbuck	13	31	742,916	38,000	127,300	908,216
Montpelier	0	29	0	30,000	46,367	76,367
Pocatello	25	215	1,857,500	830,300	4,774,957	7,462,757
Bannock County Un	17	35	1,056,298	181,803	83,100	1,321,201
Preston	3	11	174,000	199,000	49,800	422,800
Franklin County Un	0	0	0	0	0	0
Rupert	5	52	73,410	46,588	805,852	925,850
Minidoka County Un	13	41	171,198	808,354	193,061	1,172,613
Soda Springs	2	27	35,000	33,350	43,642	111,992
TOTAL SOUTHEASTERN	83	503	$4,197,922	$3,328,095	$6,329,279	$13,855,296
TOTAL 56 LOCATIONS	1,932	10,655	$136,604,648	$86,212,961	$79,889,529	$302,707,138

Compiled by First Security Bank of Idaho N.A.

NEW RESIDENTIAL UNITS

JUNE 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$75,000	0	$0	0	$0
Coeur d'Alene	17	1,142,096	0	0	0	0
Kootenai County Un	24	1,876,002	4	243,188	9	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	3	224,021	0	0	2	56,187
Nez Perce Co Un	3	141,426	0	0	0	0
Moscow	3	327,668	0	0	0	0
Latah County Un	1	80,000	0	0	2	0
Orofino			NO NEW	RESIDENTIAL		
Osburn	0	0	0	0	1	0
Sandpoint	6	578,600	48	1,014,629	1	2,000
St. Maries			NO NEW	RESIDENTIAL		
Benewah County Un			REPORT	NOT RECEIVED		
TOTAL NORTHERN	**58**	**$4,444,813**	**52**	**$1,257,817**	**15**	**$58,187**
Boise City	110	$8,914,444	4	$188,500	0	$0
Meridian	13	957,047	0	0	4	24,300
Ada County Un	42	3,640,480	0	0	11	3,300
Caldwell	1	71,792	0	0	0	0
Canyon County Un	12	1,093,731	0	0	8	94,100
Nampa	9	586,817	0	0	1	0
Emmett			NO NEW	RESIDENTIAL		
Gooding			NO NEW	RESIDENTIAL		
Hailey	9	865,740	0	0	0	0
Ketchum	5	2,469,000	8	3,200,000	0	0
Sun Valley	8	2,430,000	0	0	0	0
Blaine County Un	14	2,199,000	0	0	0	0
Jerome	0	0	0	0	2	14,000
Mountain Home			NO NEW	RESIDENTIAL		
Payette	0	0	2	30,000	0	0
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	11	914,737	0	0	0	0
Twin Falls County Un	4	388,574	0	0	3	0
Weiser			NO NEW	RESIDENTIAL		
TOTAL SOUTHWESTERN	**238**	**$24,531,362**	**14**	**$3,418,500**	**29**	**$135,700**
Blackfoot			NO NEW	RESIDENTIAL		
Bingham County Un	2	52,500	0	0	7	121,500
Idaho Falls	27	2,136,770	8	473,920	1	5,300
Ammon	1	70,000	0	0	0	0
Bonneville County Un	12	825,555	0	0	3	33,000
Rexburg	1	65,000	0	0	0	0
Rigby	1	88,000	0	0	0	0
Jefferson County Un	4	457,000	0	0	9	131,197
Salmon			NO NEW	RESIDENTIAL		
Lemhi County Un	3	25,200	0	0	1	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	**51**	**$3,720,025**	**8**	**$473,920**	**21**	**$290,997**
American Falls			NO NEW	RESIDENTIAL		
Power County Un			NO NEW	RESIDENTIAL		
Burley	2	188,660	0	0	0	0
Chubbuck	3	180,002	0	0	0	0
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	8	617,727	0	0	0	0
Bannock County Un	1	70,200	0	0	1	15,681
Preston			NO NEW	RESIDENTIAL		
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	0	0	3	96,000	6	83,284
Soda Springs	1	83,500	0	0	0	0
TOTAL SOUTHEASTERN	**15**	**$1,140,089**	**3**	**$96,000**	**7**	**$101,965**
TOTAL 56 LOCATIONS	**362**	**$33,836,289**	**77**	**$5,246,237**	**72**	**$586,949**

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS

SIX MONTHS 1990

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	2	$133,000	0	$0	0	$0
Coeur d'Alene	66	4,628,549	0	0	0	0
Kootenai County Un	109	8,948,395	8	486,376	47	0
Craigmont	0	0	0	0	0	0
Grangeville	1	75,406	32	1,223,332	0	0
Lewiston	24	1,987,006	5	330,732	4	115,187
Nez Perce Co Un	10	616,836	0	0	0	0
Moscow	17	1,575,741	2	113,474	0	0
Latah County Un	6	584,661	0	0	13	2,500
Orofino	1	77,000	0	0	1	24,000
Osburn	0	0	0	0	3	0
Sandpoint	16	1,113,296	48	1,014,629	5	2,000
St. Maries	1	77,878	0	0	1	6,000
Benewah County Un	0	0	0	0	0	0
TOTAL NORTHERN	253	$19,817,768	95	$3,168,543	74	$149,687
Boise City	542	$45,392,923	237	$6,747,973	0	$0
Meridian	94	7,339,730	6	157,248	21	269,375
Ada County Un	195	17,153,463	0	0	34	10,200
Caldwell	19	932,930	32	559,284	5	0
Canyon County Un	99	8,334,595	0	0	61	676,076
Nampa	67	4,100,805	2	95,884	4	6,500
Emmett	5	298,891	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	55	5,013,545	32	1,359,435	0	0
Ketchum	24	7,713,704	23	5,751,000	0	0
Sun Valley	25	8,276,000	14	2,954,000	0	0
Blaine County Un	70	12,912,491	0	0	0	0
Jerome	0	0	0	0	6	26,000
Mountain Home	16	787,784	0	0	1	0
Payette	0	0	2	30,000	4	72,000
Shoshone	0	0	0	0	0	0
Twin Falls City	52	4,397,943	0	0	4	4,440
Twin Falls County Un	16	1,292,089	0	0	40	0
Weiser	0	0	0	0	3	63,000
TOTAL SOUTHWESTERN	1,279	$123,946,893	348	$17,654,824	183	$1,127,591
Blackfoot	0	$0	1	$114,000	0	$0
Bingham County Un	23	1,536,300	0	0	29	492,050
Idaho Falls	151	12,003,360	44	2,523,480	2	25,300
Ammon	4	369,613	0	0	0	0
Bonneville County Un	59	3,926,565	0	0	22	171,936
Rexburg	5	275,200	0	0	0	0
Rigby	2	158,000	0	0	0	0
Jefferson County Un	19	1,700,000	0	0	36	411,320
Salmon	0	0	4	98,800	2	0
Lemhi County Un	17	978,200	0	0	6	20,690
St. Anthony	0	0	0	0	1	10,000
TOTAL EASTERN	280	$20,947,238	49	$2,736,280	98	$1,131,296
American Falls	2	$176,000	0	$0	1	$5,000
Power County Un	1	40,000	0	0	2	28,800
Burley	6	507,660	0	0	0	0
Chubbuck	8	443,002	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	50	3,612,127	0	0	0	0
Bannock County Un	8	617,036	0	0	2	22,081
Preston	1	110,000	0	0	0	0
Franklin County Un	4	190,000	0	0	0	0
Rupert	1	55,880	0	0	3	26,500
Minidoka County Un	4	272,182	3	96,000	17	218,470
Soda Springs	4	237,500	0	0	0	0
TOTAL SOUTHEASTERN	89	$6,261,387	3	$96,000	25	$300,851
TOTAL 56 LOCATIONS	1,901	$170,973,286	495	$23,655,647	380	$2,709,425

*Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS JUNE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$46,876	19	$630,000	0	$0
Coeur d'Alene	6	480,500	0	0	0	0
Kootenai County Un	21	1,451,852	8	351,492	16	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	2	183,174	0	0	3	92,000
Nez Perce Co Un	0		NO NEW RESIDENTIAL			
Moscow			NO NEW RESIDENTIAL			
Latah County Un	4	216,239	0	0	3	0
Orofino	0	0	0	0	1	25,000
Osburn			NO NEW RESIDENTIAL			
Sandpoint	0	0	0	0	2	2,000
St. Maries			NO NEW RESIDENTIAL			
Benewah County Un	3	171,200	0	0	3	80,000
TOTAL NORTHERN	37	$2,549,841	27	$981,492	28	$199,000
Boise City	80	$7,224,796	42	$1,426,720	0	$0
Meridian	12	791,028	0	0	1	35,000
Ada County Un	32	2,438,571	0	0	9	5,400
Caldwell	1	87,000	0	0	0	0
Canyon County Un	16	1,064,887	0	0	16	87,300
Nampa	10	557,847	0	0	0	0
Emmett	1	45,000	0	0	0	0
Gooding			NO NEW RESIDENTIAL			
Hailey	3	263,440	0	0	0	0
Ketchum	4	513,660	8	855,300	0	0
Sun Valley	1	250,000	7	2,415,000	0	0
Blaine County Un	15	3,577,000	0	0	0	0
Jerome	0	0	0	0	1	9,000
Mountain Home	2	174,466	0	0	0	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	6	651,785	0	0	0	0
Twin Falls Co Un	1	55,765	0	0	1	20,000
Weiser			NO NEW RESIDENTIAL			
TOTAL SOUTHWESTERN	184	$17,695,245	57	$4,697,020	28	$156,700
Blackfoot	0	$0	0	$0	1	$0
Bingham County Un	6	286,000	0	0	7	114,900
Idaho Falls	15	1,175,303	10	825,071	2	7,900
Ammon	1	66,902	0	0	0	0
Bonneville Co Un	13	686,000	0	0	4	39,500
Rexburg			NO NEW RESIDENTIAL			
Rigby	0	0	24	687,000	0	0
Jefferson Co Un	1	64,800	0	0	6	47,188
Salmon			NONEW RESIDENTIAL			
Lemhi County Un	1	5,000	0	0	0	0
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	37	$2,284,005	34	$1,512,071	20	$209,488
American Falls			NO NEW RESIDENTIAL			
Power County Un			NO NEW RESIDENTIAL			
Burley			NO NEW RESIDENTIAL			
Chubbuck	2	142,129	0	0	0	0
Montpelier			NO NEW RESIDENTIAL			
Pocatello	6	392,000	0	0	0	0
Bannock County Un	6	465,353	0	0	0	0
Preston			NO NEW RESIDENTIAL			
Franklin County Un			NO NEW RESIDENTIAL			
Rupert	1	49,410	0	0	0	0
Minidoka County Un	1	27,648	0	0	2	17,300
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	16	$1,076,540	0	$0	2	$17,300
TOTAL 56 LOCATIONS	274	$23,605,631	118	$7,190,583	78	$582,438

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS SIX MONTHS CUMULATIVE 1989

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$46,876	19	$630,000	0	$0
Coeur d'Alene	42	2,723,138	5	1,127,753	1	500
Kootenai County Un	74	4,845,938	14	619,668	46	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	0	0
Lewiston	21	1,522,620	4	464,315	12	406,400
Nez Perce Co Un	6	417,841	0	0	5	100,000
Moscow	4	293,000	0	0	0	0
Latah County Un	7	568,875	0	0	11	0
Orofino	0	0	0	0	2	49,000
Osburn	0	0	0	0	0	0
Sandpoint	2	215,000	55	1,272,000	3	2,600
St. Maries	0	0	0	0	1	6,000
Benewah County Un	7	481,535	0	0	14	193,500
TOTAL NORTHERN	164	$11,114,823	97	$4,113,736	95	$758,000
Boise City	406	$33,148,752	97	$3,120,300	0	$0
Meridian	63	4,080,499	3	131,520	9	143,400
Ada County Un	176	13,966,601	6	405,440	45	20,300
Caldwell	15	785,425	0	0	4	76,500
Canyon County Un	69	4,286,463	0	0	45	331,775
Nampa	42	2,384,941	2	46,126	0	0
Emmett	4	240,125	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	13	1,311,950	0	0	0	0
Ketchum	24	6,992,045	14	1,472,600	0	0
Sun Valley	13	6,065,000	7	2,415,000	0	0
Blaine County Un	65	16,563,500	0	0	0	0
Jerome	2	98,772	0	0	2	19,000
Mountain Home	17	1,089,199	2	81,570	1	0
Payette	1	32,000	0	0	1	18,000
Shoshone	0	0	0	0	0	0
Twin Falls City	16	1,639,109	2	140,441	2	37,718
Twin Falls Co Un	4	332,597	0	0	12	240,000
Weiser	1	58,000	2	19,500	2	16,500
TOTAL SOUTHWESTERN	931	$93,074,978	135	$7,832,497	123	$903,193
Blackfoot	4	$206,000	0	$0	2	$0
Bingham County Un	19	1,182,500	0	0	27	377,800
Idaho Falls	70	5,981,668	24	1,249,731	8	61,400
Ammon	6	450,564	0	0	0	0
Bonneville Co Un	30	2,106,000	0	0	36	518,978
Rexburg	8	507,500	0	0	0	0
Rigby	0	0	24	687,000	1	4,000
Jefferson Co Un	11	525,800	0	0	23	308,858
Salmon	1	76,000	0	0	0	0
Lemhi County Un	9	357,700	0	0	0	0
St. Anthony	0	0	0	0	1	8,000
TOTAL EASTERN	158	$11,393,732	48	$1,936,731	98	$1,279,036
American Falls	2	$36,000	0	$0	3	$51,600
Power County Un	0	0	0	0	0	0
Burley	0	0	0	0	0	0
Chubbuck	13	742,916	0	0	0	0
Montpelier	0	0	0	0	0	0
Pocatello	25	1,857,500	0	0	0	0
Bannock County Un	15	1,047,598	0	0	2	8,700
Preston	3	174,000	0	0	0	0
Franklin County Un	0	0	0	0	0	0
Rupert	1	49,410	0	0	4	24,000
Minidoka County Un	1	27,648	0	0	12	143,550
Soda Springs	1	21,500	0	0	1	13,500
TOTAL SOUTHEASTERN	61	$3,956,572	0	$0	22	$241,350
TOTAL 56 LOCATIONS	1,314	$119,540,105	280	$13,882,964	338	$3,181,579

Compiled by First Security Bank of Idaho, N.A.